083.0	0007	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	660,700 / 660,700
					USE VALUE:	660,700 / 660,700
					ASSESSED:	660,700 / 660,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BEREZOVSKII LEO
Owner 2:	ISMAGILOVA ALFIA
Owner 3:	
Street 1:	32 NEWLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BEREZOVSKA OKSANA L & -
Owner 2:	CLARIZIA TODD T -
Street 1:	27 LOPEZ STREET
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry:
Postal:	02139

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1208 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	269,500	2,700	388,500	660,700
Total Card	0.103	269,500	2,700	388,500	660,700
Total Parcel	0.103	269,500	2,700	388,500	660,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 546.94 | /Parcel: 546.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 52463
GIS Ref
GIS Ref
Insp Date 08/10/18

!6815!

PREVIOUS ASSESSMENT

Parcel ID 083.0-0007-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	269,500	2700	4,500.	388,500	660,700	660,700	Year End Roll	12/18/2019
2019	101	FV	227,900	2700	4,500.	383,000	613,600	613,600	Year End Roll	1/3/2019
2018	101	FV	226,100	2700	4,500.	294,100	522,900	522,900	Year End Roll	12/20/2017
2017	101	FV	226,100	2700	4,500.	277,500	506,300	506,300	Year End Roll	1/3/2017
2016	101	FV	226,100	2700	4,500.	255,300	484,100	484,100	Year End	1/4/2016
2015	101	FV	214,000	2700	4,500.	238,700	455,400	455,400	Year End Roll	12/11/2014
2014	101	FV	176,200	2700	4,500.	219,800	398,700	398,700	Year End Roll	12/16/2013
2013	101	FV	176,200	2700	4,500.	219,800	398,700	398,700		12/13/2012

PRINT

Date	Time
12/10/20	21:31:50

LAST REV

Date	Time
05/23/19	17:26:05
jorourke	
6815	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEREZOVSKA OKSA	71672-379	1	9/27/2018	Family	575,000	No	No		N
OSBORNE JOHN P/	62105-431		6/26/2013	Change>Sale	500,000	No	No		
STAMM RICHARD M	48583-282		11/30/2006		405,000	No	No		
STAMM ROSEMARY	29851-240		2/26/1999	Family	132,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/25/2013	1128	Dormers	24,000	C				
10/4/2007	898	Porch	2,500					new porch and stai

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2019	SQ Returned	JO	Jenny O
8/10/2018	Meas/Inspect	BS	Barbara S
5/2/2014	External Ins	PC	PHIL C
2/25/2014	Info Fm Prmt	EMK	Ellen K
3/25/2007	MLS	MM	Mary M
1/12/2000	Mailer Sent		
1/12/2000	Measured	163	PATRIOT
8/16/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	52463
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	77425
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	331043
Depreciation:	61574
Depreciated Total:	269469

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

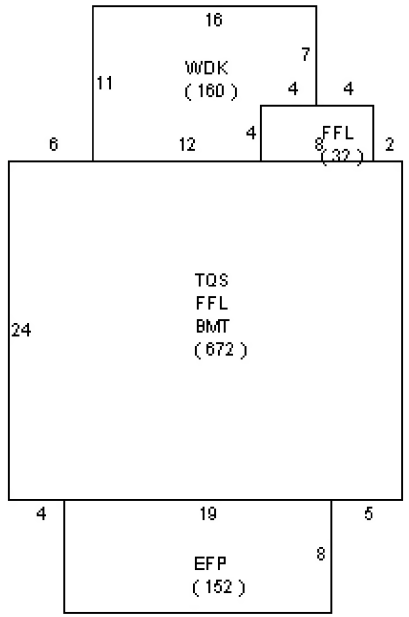
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	122.95
Final Total:	269500	Val/Su SzAd	223.10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	704	173.730	122,304
BMT	Basement	672	52.120	35,023
TQS	3/4 Story	504	173.730	87,559
WDK	Deck	160	12.130	1,940
EFP	Enclos Porch	152	44.680	6,791

Net Sketched Area:	2,192			Total:	253,617
Size Ad	1208	Gross Are	2360	FinArea	1208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0007-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	F	FR	1925	22.87	T	50	101			2,700			2,700

More:	N	Total Yard Items:	2,700	Total Special Featues:		Total:	2,700